



MEMO

To: El Paso County
From: HR Green
Subject: Colorado Parks and Wildlife Exhibit
Project Number: 201662
Date: August 4, 2021

Regarding Exhibit N of the 1041 Permit, please consult the following document as evidence of Correspondence with Colorado Parks and Wildlife. HR Green is in communication with Wildlife Manager, Aaron Berscheid. Based on discussions with Aaron Berscheid, further comments regarding Grandview Development will be provided upon referral of the PUD/PD from El Paso County to Colorado Parks and Wildlife, but the general recommendations contained within the following documents for Waterbury (the property directly south of Grandview Reserve) also apply to the Grandview Reserve property. Thank you for your consideration.



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region - Area 14
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5264

April 6, 2021

El Paso County
ATTN: Kari Parsons
2880 International Circle, Suite 110,
Colorado Springs, CO 80910

Re: Waterbury PUD Preliminary Plan

Dear Ryan Howser,

Colorado Parks and Wildlife (CPW) has reviewed the Waterbury PUD Preliminary Plan located on the northeast area of Stapleton Road and Eastonville Road. This area included within the Development boundaries will sustain numerous wildlife species including deer, pronghorn, mountain lion, coyote, fox, raptors, songbirds, and numerous small mammals. CPW makes the following recommendations.

CPW recommends consultation with the Army Corp of Engineers to ensure compliance with the Clean Water Act due to the identification of possible jurisdictional wetlands (Drainage B in the *Natural Features and Wetlands Report*) on the site. It is noted in the *PUD Development Plan* that the lots that will be developed along Drainage B appear to be created in a way to be outside of the Drainage B wetland area. However, CPW would recommend a 100 foot buffer from development around any creek or pond. CPW will comment on specific plans for wetland-related issues as part of that 404 permitting process, but there are some general recommendations to be considered during the development of the wetland mitigation plan prepared as part of Section 404 permitting.

We would request that all areas of disturbance and exposed soils above the ordinary high water mark be re-vegetated with a native seed mix. This will contribute to the replacement of lost riparian vegetation values and minimize establishment of noxious weeds. The placement of willow sprigs or bare root stock should also be considered along the banks, especially in those areas which have been disturbed. We recommend planting of vegetation along the bank to help reduce and control erosion and contribute to bank stability over the long term. The site should be monitored for a period of at least two growing seasons. Any stands of noxious weeds that become established should be controlled with appropriate mechanical and/or chemical methods suitable for the proposed location. CPW recommends using a clean fill material, if needed, that would be conducive to growing native vegetation that will help stabilize the banks. Non-native vegetation can overrun native vegetation and



can become problematic. A seed mixture of native grasses is also recommended to provide a good support system in the soil.

For general comments, CPW recommends the following Best Management Practices when working in or near aquatic habitats:

- Drainages should be crossed perpendicular to the flow of the stream
- Use existing road crossings and existing stream crossings for vehicles and other construction equipment instead of building new roads and stream crossings
- The width of construction should be minimized within the 100-year floodplain,
- Stream bank, wetland restoration/improvement should be performed, where necessary
- Vehicle and equipment crossing of creeks/streams should be made in locations that will cause the least erosion of banks and sedimentation.

As for more general construction protocols, CPW recommends low speeds for construction vehicles to avoid wildlife collisions. Where new roads are required, CPW recommends that these single-purpose roads are gated to reduce traffic disruptions to wildlife. If any temporary (e.g., construction) or permanent fencing is proposed, CPW recommends that it is the wildlife-friendly fencing that allows young to cross, and does not include high-tensile hogwire.

Other interactions with wildlife should be considered after the project is completed. The following is a list of general recommendations the CPW would like to be taken into consideration with the residential side of this development in order to avoid nuisance conflicts with wildlife. Many times these conditions can be enforced through the local Homeowner's Association or through covenants.

Pets should not be allowed to roam free and fences should be installed to decrease or eliminate this problem. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel. Dogs and cats chase or prey on various wildlife species. One benefit to keeping animals under control is that they are less likely to bother other people, be in roadways or become prey for coyotes, foxes, eagles, hawks or owls.

Feeding of all wildlife should be prohibited, with the exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to raccoons or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer and pronghorn.

Trash should be kept indoors until the morning of trash pickup. Skunks, raccoons, and other scavenging wildlife are attracted to garbage and do become habituated, but an even big concern is that trash is an attractant to black bears. Pet food is also attractive to bears and scavengers, so pets should be fed inside. If pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site for storage.

Pet food left outside attracts various wildlife species which in turn attracts predators. Barbecue grills should be placed in a secure area when not in use.

When landscaping lots, it is strongly recommended that native vegetation be used, as wildlife can be attracted to ornamental and floral landscaping features. Planting of trees and shrubs that are attractive to native ungulates (deer, elk, and pronghorn) should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).

CPW appreciates being given the opportunity to comment. Please Feel free to contact District Wildlife Manager Aaron Berscheid at 719-439-9601 or aaron.berscheid@state.co.us should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cody Wigner', with a stylized flourish at the end.

Cody Wigner
Area Wildlife Manager

Cc: SE regional files
Area 14 files
Aaron Berscheid, DWM